



**Zoning Board of Appeals Agenda  
Tuesday, May 17, 2022  
5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall  
425 East State Street  
Rockford, IL 61104  
779-348-7423**

**Present:**

**ZBA Members:**

Dan Roszkowski  
Jennifer Smith  
Kim Johnsen  
Jennifer Spencer  
Craig Sockwell  
Maurice Redd

**Absent:**

Tom Fabiano

**Staff:**

Megan McNeill - Assistant City Attorney  
Leisha Kury – Administrative Assistant  
Scott Capovilla - Planning and Zoning Manager  
Mike Rotolo - Fire Prevention Coordinator  
Jeremy Carter - Traffic & Development Engineer

**Others:**

Camille Connell - Court Stenographer  
Applicants and Interested Parties

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Scott Capovilla, Planning & Zoning Manager, explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as follows:

- The Chair will call the address of the application.
- The Applicant or representative will be unmuted and be sworn in.
- The Applicant or representative will present their request to the Board.
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties present at City Hall. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer.
- The Objector or Interested Party will state their name and present all their concerns, objections and questions regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions raised.
- Interested party at City Hall will have another opportunity to provide any additional follow up based on the Applicant's responses.

- The Board will then deliberate and a roll call vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be Monday, May 23, 2022, at 5:30 PM in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on Monday, June 6, 2022. If the item is laid over at the ZBA meeting, the next meeting is Wednesday, June 22, 2022. If for any reason the item is laid over at the committee level or on the City Council floor, the item is automatically laid over for two (2) weeks.

The meeting was called to order at 5:39 P.M. A **MOTION** was made by Kim Johnsen to **APPROVE** the April 19, 2022 meeting minutes. The motion was **SECONDED** by Jennifer Spencer and **CARRIED** by a vote of 4-0 with Craig Sockwell and Maurice Redd abstaining.

**ZBA 011-22**

Applicant  
Ward 5

**3901 Dawes Road**

Dach Fence for Kelley Williamson Co.

**Variation** to increase the maximum allowed fence height from six (6) feet to eight (8) feet within the required 20-foot front yard setback along Simpson Road in an I-1, Light Industrial Zoning District

Scott Capovilla, Planning and Zoning Manager for the City of Rockford, spoke on behalf of the application. Mr. Capovilla stated this application was the result of the City recently purchasing land from Kelley Williamson to drill a new city well. As a part of purchase, Kelley Williamson was required to relocate a portion of their fence. Therefore, they are requesting to extend the 8-foot tall fence along the parking lot to the west down Simpson Road. This is the reason for the variation request.

No objectors or interested parties were present.

A **MOTION** was made by Jennifer Spencer to **APPROVE** a Variation to increase the maximum allowed fence height from six (6) feet to eight (8) feet within the required 20-foot front yard setback along Simpson Road in an I-1, Light Industrial Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a Fence Permit for Staff's review and approval.
3. Submittal of fence elevations for Staff's review and approval.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO  
INCREASE THE MAXIMUM ALLOWED FENCE HEIGHT FROM  
SIX (6) FEET TO EIGHT (8) FEET WITHIN THE REQUIRED  
20-FOOT FRONT YARD SETBACK ALONG SIMPSON ROAD  
IN A I-1, LIGHT INDUSTRIAL ZONING DISTRICT  
LOCATED AT 3901 DAWES ROAD**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

**ZBA 012-22**

Applicant  
Ward 4

**6625 East Riverside Boulevard**

Lamar Advertising

**Special Use Permit** for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-3, General Commercial Zoning District

The Applicant, Anthony Hickey for Lamar Advertising, was present. Mr. Hickey stated they are trying to convert a couple of their sign structures to electronic signs. Mr. Hickey explained that about 14 years ago the City of Rockford and Lamar Advertising came to a deal to remove some of their signs structures in the city limits. Approximately 29 sign structures were removed. Mr. Hickey stated in exchange for removing those signs structures, they would be able to convert six (6) existing structures into electronic signs. Mr. Hickey stated it was 2008, the recession hit and Lamar Advertising was only able to install two (2) of those signs. Mr. Hickey explained nothing new would be going into the ground and no new signs are being built. Mr. Hickey explained they would still be utilizing the existing structures and replacing static signs with electronic signs.

Jennifer Smith stated to Mr. Hickey that staff is recommending approval of two signs and denial of one sign and wanted to know his thoughts. Mr. Hickey responded he would go with what staff recommends.

No objectors or interested parties were present.

A **MOTION** was made by Jennifer Smith to **APPROVE** a Special Use Permit for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-3, General Commercial Zoning District. The motion was **SECONDED** by Jennifer Spencer and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Meet all Building and Fire Codes
2. The electronic graphic display board shall be for both the Western facing board and the Eastern facing board.
3. Submittal of Building Permit for Staff review and approval.
4. The billboard shall remain a non-conforming billboard.

5. The billboard shall operate in conformance with the sign regulations for electronic graphic display signs.
6. Submittal of a detailed landscape plan to include the type of species to be planted in accordance with the required landscaping for a freestanding sign for Staff's review and approval.
7. The billboard located at 6439 East Riverside shall not be established as an electronic graphic display billboard.
8. All conditions must be met prior to the establishment of use.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT  
FOR THE MODIFICATION OF AN EXISTING LEGALLY NONCONFORMING BILLBOARD TO AN  
ELECTRONIC GRAPHIC DISPLAY BILLBOARD  
C-3, GENERAL COMMERCIAL ZONING DISTRICT  
LOCATED AT 6625 EAST RIVERSIDE BOULEVARD**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-3 District in which it is located.

**ZBA 013-22**

Applicant  
Ward 6

**3710 11th Street**

Lamar Advertising

**Special Use Permit** for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-3, General Commercial Zoning District

The Applicant, Anthony Hickey for Lamar Advertising, was present. Mr. Hickey stated he is here for this application for the same reason for 6625 East Riverside Boulevard.

Jennifer Smith asked if this would be the first digital sign. Scott Capovilla responded the first two were on East State Street, one being near New Towne Drive at the antiques mall and the second one further out by the county line, just east of the theaters.

Dan Roszkowski asked how many are operable. Scott Capovilla responded all three are operational, with two being one sided and one double sided.

No objectors or interested parties were present.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-3, General Commercial Zoning District. The motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Meet all Building and Fire Codes
2. The electronic graphic display board shall be for both the Western facing board and the Eastern facing board.
3. Submittal of Building Permit for Staff review and approval.
4. The billboard shall remain a non-conforming billboard.
5. The billboard shall operate in conformance with the sign regulations for electronic graphic display signs.
6. Submittal of a detailed landscape plan to include the type of species to be planted in accordance with the required landscaping for a freestanding sign for Staff's review and approval.
7. All conditions must be met prior to the establishment of use.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR THE MODIFICATION OF AN EXISTING LEGALLY NONCONFORMING BILLBOARD TO AN**  
**ELECTRONIC GRAPHIC DISPLAY BILLBOARD**  
**I-3, AIRPORT INDUSTRIAL ZONING DISTRICT**  
**LOCATED AT 3710 11<sup>TH</sup> STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the I-3 District in which it is located.

**ZBA 014-22**

Applicant  
Ward 1

**111 South Perryville Road**

Lamar Advertising

**Special Use Permit** for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-3, General Commercial Zoning District

The Applicant, Anthony Hickey for Lamar Advertising, was present. Mr. Hickey stated he is in front of the board for this application with it being the same deal as 6625 Riverside Boulevard and 3710 11<sup>th</sup> Street.

Kim Johnsen said she does not understand the reason behind the denial at this location. Ms. Johnsen asked why this location is not suitable to have an electronic sign. Scott Capovilla responded when looking at the three locations, this specific location creates a conflict with the billboard being too close to the intersection. Additionally, the other two double-sided electronic billboards presented this evening would max out the number of sign faces approved in the deal from 2008.

No objectors or interested parties were present.

A **MOTION** was made by Craig Sockwell to **DENY** a Special Use Permit for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-3, General Commercial Zoning District. The motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 6-0.

**FINDINGS OF FACT FOR DENIAL OF A SPECIAL USE PERMIT  
FOR THE MODIFICATION OF AN EXISTING LEGALLY NONCONFORMING BILLBOARD TO AN  
ELECTRONIC GRAPHIC DISPLAY BILLBOARD  
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT  
LOCATED AT 111 SOUTH PERRYVILLE ROAD**

**Denial** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall not conform to the applicable regulations of the C-2 District in which it is located.

**ZBA 015-22**

Applicant  
Ward 11

**206 and 208 7th Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-4, Urban Mixed-Use Zoning District

Scott Capovilla, Planning and Zoning Manager, stated the City was once again collaborating with the Rockford Area Convention and Visitor's Bureau (RACVB) on installing murals throughout the city. Mr. Capovilla then introduced Kristen Paul from the RACVB.

Ms. Paul explained the CRE8IV project and gave an overview of the entire project. They are trying to expand their mural project to 7<sup>th</sup> Street and to North Main Street along with the downtown area.

Jennifer Spencer asked on average how much do these murals cost. Ms. Paul responded around \$20,000 per mural.

Craig Sockwell asked how they determine the artist and the concept of the Mural. Ms. Paul responded they do a nationwide call for artists. This year, they received over 90 applications from artists all over the world. Ms. Paul explained from that point, they have a committee that meets with a bunch of local artists and representatives to help with the selection. Once the artist is selected, they combine their skills to the specific wall and concept. Mr. Sockwell asked how long a mural last. Ms. Paul responded 25 to 30 years.

No objectors were present. One interested party was present.

Armando Cardenas spoke on behalf of the mural projects. Mr. Cardenas is on the board of directors of the Rockford Area Arts Council. Mr. Cardenas stated this project has brought the community together along with making the owners of these buildings proud of their artist work and the pride it has brought to their community and business.

Ms. Paul stated this mural would consist of two walls. The first wall is at 208 7<sup>th</sup> Street and is where the current welcome to midtown painting is located and the second wall is the lower wall located at 206 7<sup>th</sup> Street. The two wall together would form one concept. The concept will be based on Rockford Peaches Baseball.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR A MURAL**  
**IN A C-4, URBAN MIXED-USE ZONING DISTRICT**  
**LOCATED AT 206 AND 208 7<sup>TH</sup> STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be provided.

5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-4 District in which it is located.

**ZBA 016-22**

Applicant  
Ward 11

**222 7th Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-4, Urban Mixed-Use Zoning District

Kristen Paul stated they would not be pursuing this Mural this year due to funding along with not having access to the rooftop.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR A MURAL**  
**IN A C-4, URBAN MIXED-USE ZONING DISTRICT**  
**LOCATED AT 222 7<sup>TH</sup> STREET**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-4 District in which it is located.

**ZBA 017-22**

Applicant  
Ward 13

**619 and 707 West Jefferson Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-3, General  
Commercial Zoning District

Kristen Paul stated this mural would have two walls. One wall being on Rockton Avenue and the other one on Jefferson Street. The concept will be Trompe L'oeil style window boxes with native flowers emerging through with sight lines to the sky above through empty spaces.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-3, General Commercial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR A MURAL**  
**IN A C-3, GENERAL COMMERCIAL ZONING DISTRICT**  
**LOCATED AT 707 WEST JEFFERSON STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-3 District in which it is located.

**ZBA 018-22**

Applicant  
Ward 11

**815 East State Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-4, Urban Mixed-Use  
Zoning District

Kristen Paul stated they would be doing a positive concept on this mural celebrating all of what is 815.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR A MURAL**  
**IN A C-4, URBAN MIXED-USE ZONING DISTRICT**  
**LOCATED AT 815 EAST STATE STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-4 District in which it is located.

**ZBA 019-22**

Applicant  
Ward 11

**907 East State Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-4, Urban Mixed-Use Zoning District

Kristen Paul stated this mural would not be completed this summer due to funding.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-4, Urban Mixed-Use Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT  
FOR A MURAL  
IN A C-4, URBAN MIXED-USE ZONING DISTRICT  
LOCATED AT 907 EAST STATE STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-4 District in which it is located.

**ZBA 020-22**

Applicant  
Ward 5

**917 South Main Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in an I-2, General  
Industrial Zoning District

Kristen Paul stated they would be doing a small project on the north-facing wall and a larger project on the south-facing wall. They will be working with Collins Aerospace. The concept will be based on "Hope" for a bright future; the sky is not the limit – youth focused and aerospace influenced.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in an I-2, General Industrial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

**Approval is based on the following conditions:**

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A  
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING  
IN AN I-2, GENERAL INDUSTRIAL ZONING DISTRICT  
LOCATED AT 917 SOUTH MAIN STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the I-2 District in which it is located.

**ZBA 021-22**

Applicant  
Ward 13

**1111 North Avon Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-2, Limited  
Commercial Zoning District

Kristen Paul stated this mural would not be completed this summer due to funding. The building will soon be undergoing some remodeling as a community center and they are planning a youth-themed mural that will be bold and abstract.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A  
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING  
IN AN C-2, LIMITED COMMERCIAL ZONING DISTRICT  
LOCATED AT 1111 NORTH AVON STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-2 District in which it is located.

**ZBA 022-22**

Applicant  
Ward 3

**1402 North Main Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-2, Limited  
Commercial Zoning District

Kristen Paul stated this project is an upper level mural. It will be located on the second floor north wall of the Norwegian. The concept will be based on geometric shapes cascading across the wall using vibrant colors.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A  
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING  
IN AN C-2, LIMITED COMMERCIAL ZONING DISTRICT  
LOCATED AT 1402 NORTH MAIN STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.

2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-2 District in which it is located.

**ZBA 023-22**

Applicant  
Ward 3

**1436 North Main Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-2, Limited  
Commercial Zoning District

Kristen Paul stated they are awaiting funding for this mural. They are working with the County Board representative for this area to obtain a grant via the County. This will be a Veteran's themed mural in conjunction with the Veteran's Roundabout.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A  
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING  
IN AN C-2, LIMITED COMMERCIAL ZONING DISTRICT  
LOCATED AT 1436 NORTH MAIN STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-2 District in which it is located.

**ZBA 024-22**

Applicant  
Ward 3

**1316 Auburn Street**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-2, Limited  
Commercial Zoning District

Kristen Paul stated this mural would not be completed this summer due to funding. However, the owner of this building would like to see a mural that would celebrate the Italian heritage in Rockford.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A  
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING  
IN AN C-2, LIMITED COMMERCIAL ZONING DISTRICT  
LOCATED AT 1316 AUBURN STREET**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-2 District in which it is located.

**ZBA 025-22**

Applicant  
Ward 3

**1444 Myott Avenue**

City of Rockford/Rockford Area Convention & Visitor's Bureau  
**Special Use Permit** for a Mural on a building in a C-2, Limited  
Commercial Zoning District

Kristen Paul stated this mural would represent Rockford and everything our City is known for. This mural would include things unique and identifiable to Rockford.

A **MOTION** was made by Kim Johnsen to **APPROVE** a Special Use Permit for a Mural on a building in a C-2, Limited Commercial Zoning District. The motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 6-0.

Approval is based on the following conditions:

1. Submittal of mural elevation and placement of mural on building for Staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed artwork shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

**FINDINGS OF FACT FOR APPROVAL OF A  
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING  
IN AN C-2, LIMITED COMMERCIAL ZONING DISTRICT  
LOCATED AT 1444 MYOTT AVENUE**

**Approval** of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the C-2 District in which it is located.

With no further business to come before the Board, the meeting was adjourned at 6:20 p.m.

Respectfully submitted,  
Leisha Kury, Administrative Assistant  
Zoning Board of Appeals